



November 15, 2024

Re: Project: Sapp Residence
Address: 2 Tallent Lane, Yountville, CA
ZDRB – Written Project Description

Dear Town of Yountville ZDRB,

The proposed project is a modest single-family residence located near the end of a private lane, in Yountville. The single-level home design features both front and back porches that enhance the neighborhood's character, while promoting outdoor living and fostering connections with neighbors. A key design priority has been the preservation of a significant large oak tree on the southeast corner of the site, reflecting the client and designer's commitment to environmental stewardship and harmony with the natural surroundings.

The property includes a thoughtfully integrated single-story accessory dwelling unit (ADU) and a swimming pool in the rear yard, designed to preserve open space and ensure privacy. The maximum height of the house is 17'-0", and it covers 2,849 SF of living space on a single-level, so the clients can maintain this as their permanent residence well into retirement. The total (gross) SF including garage and covered porches will be 4,392 SF under roof. Available parking will include 2 single-stall garage spaces, along with 2 spaces in front of the garage, if needed. Screening of mechanical units and trash bins has been provided by the home layout itself, as part of the gross SF.

The clients have listened to the planning staff's recommendations to reduce massing and taken action to create a stepped façade, reduce roofline height and increase variation, and provide a stone wall for screening and visual relief. Materials for the residence will be high-quality wood siding, natural local stone and native planting, in complement to the existing neighborhood.



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Address: 2 Tallent Lane, Yountville, CA
ZDRB – Site Photos

Dear Town of Yountville,
See site plan for location.

Site Image 1:





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Site Image 2:





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Site Image 3:





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Re: Project: Sapp Residence
Address: 2 Tallent Lane, Yountville, CA
ZDRB – Development Summary

Dear Town of Yountville,
Please see the completed Development Summary below:

| Development Standard | YMC Requirement | Existing | Proposed |
|-------------------------------|-----------------------|------------------------------|-------------|
| Zoning: | | RS-Single Family Residential | |
| Lot Size: | | 11,405 sq ft | |
| Floor Area: | | | |
| Existing Square feet (SF) | | 888 sq ft | |
| Square Feet to be demolished | | | 888 sq ft |
| New Square feet | 3,421 sq ft (FAR 30%) | | 3,397 sq ft |
| (Main structure square feet) | | | |
| Garage | 570 sq ft | | 548 sq ft |
| Accessory Dwelling Unit (ADU) | 1,200 sq ft | | 875 sq ft |
| Auxiliary Structure | N/A | | |
| Total Square Feet w/o Garage | 2,851 sq ft (FAR 25%) | | 2,849 sq ft |
| (Exemptions excluded) | | | |
| Residential Floor Area Ratio | 2,851 sq ft (25%) | | 2,849 sq ft |
| (w/o Garage) | | | |
| Residential Floor Area Ratio | 3,421 sq ft (30%) | | 3,397 sq ft |
| (with Garage) | | | |



| Development Standard | YMC Requirements | Existing | Proposed |
|--------------------------------|--------------------|----------|-------------------|
| Architectural Elements: | <i>1,000 sq ft</i> | | <i>995 sq ft</i> |
| -Entry Porch | | | <i>290 sq ft</i> |
| -Bedroom Porch | | | <i>110 sq ft</i> |
| -Pool Porch | | | <i>365 sq sf</i> |
| -Cooking Porch | | | <i>180 sq ft</i> |
| -Covered Utility | | | <i>50 sq ft</i> |
| Setbacks: | | | |
| - Front Setback | <i>20'</i> | | <i>20'</i> |
| - Front Porch Setback | <i>5'</i> | | <i>11'</i> |
| - Side Yard Setback North | <i>10'</i> | | <i>5'</i> |
| - Side Yard Setback South | <i>5'</i> | | <i>6.5'</i> |
| - Rear Yard Setback | <i>20'</i> | | <i>46.5'</i> |
| Height Limit: | <i>20'</i> | | <i>17'</i> |
| Minimum Open Space: | <i>100 sq ft</i> | | <i>~500 sq ft</i> |
| Parking: | <i>2 spaces</i> | | <i>2 spaces</i> |